LOT 103
TRIBUTARY PHASE 1A UNIT 1
OR 2378/217

CABRAL DANIEL MATTHEW/SHOEMAKE RITA SUE
75659 SUNBERRY DR
YULEE, FL 32097

2025

10-2N-26-2010-0103-0000

BUILDING CHARACTERISTICS

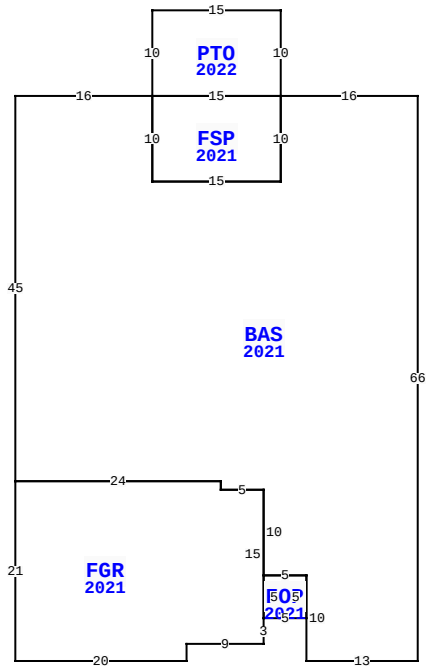
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,298	100	2021	2,298	285,908
FGR	586	55	2021	322	40,062
FOP	25	30	2021	8	995
FSP	150	40	2021	60	7,465
PTO	150	5	2022	8	995
TOTALS	3,209			2,696	335,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,696	125.7984	125.80	339,157	2021	2021	0	0	0	1.10	98.90

1 SINGLE FAM – 0% - 2025 Heated Area: 2298 HX Base Yr



75659 SUNBERRY DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	335,426
TOTAL MARKET OB/XF VALUE	6,930
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	407,356
SOH/AGL Deduction	0
ASSESSED VALUE	407,356
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	407,356
TOTAL JUST VALUE	407,356
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	376,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011411	CO ISSUED	0	06/07/2021
20011411	NEW CONSTR	310,459	11/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2756/1498	12/16/2024	WD	Q	I	02	432,500
GRANTOR: RELO DIRECT GOVERNMEN						
GRANTEE: CABRAL DANIEL MATTH						
2728/896	3/27/2024	WD	Q	I	01	465,000
GRANTOR: STADSKLEV ROSS & ALEX						
GRANTEE: RELO DIRECT GOVERNM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W16 PTO=[YR=2022] N10 W15 S10 E15$
FSP=[YR=2021] W15 S10 E15 N10$ S10 W15 N10 W16 S45
FGR=[YR=2021] S21 E20 N2 E9 N3 FOP=[YR=2021] E5N5 W5 S5$ N15 W5 N1 W24$E24 S1 E5 S10E5 S10 E13 N66$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	0	0	0	700.00	SF	10.00	10.00	100	2021	2021	3	99	6,930	

LAND DESCRIPTION

TOTAL OB/XF 6,930

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	0		PUD	60.00	120.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/15/2021 BY KB Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS